



**City Council
Pre-Agenda/Regular Meeting Minutes
Monday
April 09, 2018 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor, Jesse Hill; **Council members:** Jack Carico, Tommy Johnson, Steve Lawing, and Don Payne.

Members Absent: Gene Byerly

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; Finance Officer, Lisa Beam; City Clerk, Annette deRuyter; Interim Public Works Supervisor, Jonathan Cranford; Randolph County Deputy and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Hill called the Meeting to order at 6:00 pm and welcomed everyone.

- **Pledge of Allegiance and Invocation**

Mayor Hill Led the Pledge of Allegiance and Council member Payne gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Hill called for changes or amendments to the agenda.

Manager Hinson asked to add Item 15 to the Agenda. **Item 15: City recommendation for Finch Farm Road widening (Connect Steeplegate Village to Welborn Traffic Signal)** *A motion was made by Council member Johnson to amend the Agenda to add Item 15. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.*

I. Standing Report

A. Streetlights and Welcome Signs

Marc Allred, Planning Director gave an update on the Welcome Signs to the City of Trinity. The process to allow signs require generic easements from Mohawk, Kim Spencer, Terry Labonte and he is awaiting a response from the resident on Joan Drive. I will be meeting with Kim Spencer on April 11, 2018.

I have made contact with Duke Energy and am awaiting their reply. This process could take months for streetlights.

Regular Meeting Begins Here:

II. Public Comment Period

Alan Miles, 6974 Winner's Circle- Mr. Miles expressed his concern with the proposed traffic pattern on Finch Farm Road.

Danny Phillips, 7191 Hunter's Club Drive- Mr. Phillips shared his concern for the proposed DOT (Department of Transportation) widening of Finch Farm Road. This proposed project will take our property, fence and brick columns. Our Board will be meeting soon to discuss these and other issues we have concerning this project. It was his opinion this project will be a total disaster if allowed to happen.

Janie Hunt, 5205 Ellen Ave. - Ms. Hunt addressed Council in reference to an assessment on her property provided to her via letter dated March 2018 stating that the assessment was due. She discussed her status as a widow living on a fixed income and her opinion the hardship this additional expense would cause her.

III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the February 12, 2018 City Council Meeting Minutes.

Mayor Hill opened this Item and called for approval, changes, or denial.

A motion was made by Council member Payne to approve the minutes as presented. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council members Byerly absent.

IV. Public Hearings

2. Annual Report and Funding Request Randolph County Senior Adults Association

Mayor Hill opened this Item and called on Martha Ogburn for presentation.

Ms. Ogburn, Director for Randolph County Senior Adults Association requested funding in the amount of \$16,005.60. This will cover the cost of purchasing home delivered and frozen meals at \$3.24 per meal. This translates to providing 4,940 meals to feed twenty (20) individuals for one year. The City of Trinity currently has 19 Trinity residents receiving a meal five days a week. The cost for meals for one additional person has been included in the request so that a Trinity resident requesting meals will not be placed on the waiting list.

Mayor Hill opened the Public Hearing at 6:36 pm.

Hearing none for or against, Mayor Hill closed the Public Hearing at 6:37 pm.

Mayor Hill advised Ms. Ogburn this request will be considered during the Budget Workshop.

3. Archdale/Trinity Branch of Randolph County Library

Mayor Hill opened this Item and called on Matt Shaw for presentation.

Mr. Shaw thanked Council for allowing him to present information regarding the Archdale Trinity Library. He discussed all the amenities the Library offers for the residents. (See Attachment 1)

Mayor Hill opened the Public Hearing at 6:49 pm.

- With no one speaking for or against, Mayor Hill closed the Public Hearing at 6:49 pm.

With no other discussion, Mayor Hill responded to Mr. Shaw the request would be considered during Budget.

4. Randolph County EDC

Mayor Hill opened this Item and called Walter Sprouse for presentation.

Mr. Sprouse thanked Council for allowing him to speak and for their support the past year.

The Randolph County Economic Development Corporation has worked with the City of Trinity since its incorporation to provide a full range of economic development services to its citizens. Our historic focus has been industrial development with goals of quality job creation, increased tax base and diversification of our economy. In 2017, it was a very positive year for industrial development in Trinity with more than, \$158,000,000 in new capital investment. 347,842 square feet of industrial space constructed or occupied by new end users, and \$367,500 in grant funding from North Carolina for public sewer.

The EDC relies on county and municipal appropriations to conduct economic development efforts throughout the year. The appropriations have historically been an investment in your community's future resulting in an excellent return on investment from growing tax revenues and good employment opportunities for local residents.

The Randolph County EDC requests an appropriation of \$6000.00 from Trinity for the 2018-2019 fiscal year. On a per capita basis this is an approximate estimate of less than \$1.00 for each resident.

Mayor Hill opened the Public Hearing at 6:49 pm. And called on anyone wishing to speak for or against.

- No one spoke for or against, Mayor Hill closed the Public Hearing at 6:49 pm.

With no other discussion, Mayor Hill responded to Mr. Sprouse his request would be considered during Budget.

5. Rezoning at PIN # 6797400107 From R-40 to R-20.

Mayor Hill opened this Item and called on Marc Allred, Planning Director for presentation.

Mr. Allred briefed Council the following:

- This area is zoned R-40 before sewer was installed.
- Most lots are nonconforming ½ acre lots.
- An owner of 4096 Sherwood Forest Drive joined two properties creating a parcel at 1.15 acres and making it a conforming lot. The owner is now wanting to break the original lot back off to a 100' x 200' lot like the rest of the subdivision.
- The surrounding Land Use is all single family residential homes to the North, South, East and West.
- The Land Use for this parcel is residential. R-20 is allowed with the availability of sewer.
- No stormwater is needed on this parcel.
- Sewer and water are available.

- Sherwood Forest Drive is a NCDOT road.
- The Planning and Zoning Board recommends rezoning from R-40 to R-20.
- Staff agrees with the Planning and Zoning Board.

Mayor Hill opened the Public Hearing at 6:52 pm.

Hearing none for or against he closed the Public Hearing at 6:53pm.

A motion was made by Council member Payne to approve the rezoning on PIN # 6797400107 from R-40 to R-20. This rezoning is compatible with Land Development Plan. The motion was seconded by Council member Carico and approved with a 4 ayes and 0 nays with Council member Byerly absent.

6. Text Amendment to Public Nuisance for Clarity on What's a Public Nuisance inside a Structure with a Roof.

Mayor Hill opened this Item and called on Planning Director, Marc Allred for presentation.

Mr. Allred addressed Council on the need for clarification for public nuisance ordinance pertaining to items underneath a roof.

Municipalities have been finding themselves in court for the remediation of public nuisance items from carports, open garages, front porches etc.

Council member Payne responded that Trinity is comprised largely of country farmland. In the county residents use pole barns for storage for their equipment.

Council member Johnson agreed with Council member Payne that the City needed to be more specific and categorize equipment.

Mr. Allred read the added items to the Ordinance **The placement, storage or use of boxes, upholstered sofas, couches, chairs, or other indoor type furniture, appliances, seats removed from motor vehicles or other furniture not intended for outdoor use by the manufacturer, use on any open porch, carport, stoop, deck, veranda, terrace, patio or other outdoor area that is visible from public right-of-way.**

After further discussion it was the consensus for Mr. Allred to amend the proposed changes to include automobile parts to the Ordinance.

Mayor Hill opened the Public Hearing at 7:01.

Hearing none for or against, the Public Hearing was closed at 7:02pm.

A motion was made by Council member Payne to table this item until more information could be provided. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

7. Chuck Grubb Subdivision

Mayor Hill opened this Item and called on Marc Allred, Planning and Zoning Director for discussion.

Mr. Allred reviewed this request and advised those present this request meets all the of our Zoning Ordinance requirements. This is part of our public review process.

- Everything is private, subdivision meets all zoning codes.
- No stormwater devices would be needed.
- This will be a gated community with private streets.
- Sewer is reachable to the two properties that did not perk. Owner's responsibility to connect and maintain connection to sewer line.
- Any streetlights will be installed by the owner.
- Trash will be private.
- Most properties will be served by a well, public water is not available.
- There will be 12 lots on this parcel, each lot will be 5- 12 ½ acres each
- This development will have 3 ingress and 3 egress to the properties.

Chuck Grubb. 3561 Saddle Club Drive- Mr. Grubb began by discussing deed restrictions that he was not aware of until informed earlier in the day by Mr. Allred. He discussed the easement that was questioned relaying that his plan was to place a Gate at this entrance to prevent Colonial Country Club from entering his development. The road from this entrance would only be used by his family and not open to the entire development.

Mayor Hill opened the Public Hearing at 7:15 pm.

Speaking for the development- none

Speaking against-

Greg Rice- 4543 Colonial Manor Dr. - Mr. Rice began by applauding Marc Allred. He continued by stating the neighborhood heard about this today. It was his feeling this will impact the community negatively. I am requesting Council consider tabling this item to allow the residents of Colonial Country Club time for preparation for a response. I would also like to ask Council to vote to eliminate the easement access.

Mark Akerman, 6832 Colonial Club Drive- I personally support the development, however, I will do whatever it takes to honor the covenants.

Brent Conner, 6720 Oak Knoll Court- I feel like the other residents, I want the covenants honored.

Mayor Hill closed the Public Hearing at 7:35 pm.

After Council discussion, *a motion was made to table this item by Council member Payne. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.*

8. Steeplegate Village Subdivision

Mayor Hill opened this Item and called on Marc Allred, Planning Director for presentation.

Mr. Allred began his discussion and stated this plan meets all our Zoning Ordinances requirements. He discussed with Council the proposed NCDOT widening of Finch Farm Road and the driveway at the BP gas station could align with the road for the proposed Steeplegate Village Subdivision.

This development will have sewer, trash and will have an HOA (Homeowners Association).

Mayor Hill opened the Public Hearing at 7:43 pm.

Speaking against:

Steve Green, 7162 Hunter's Club Dr. - Mr. Green is agreeable on the New Subdivision. His main concern is the widening of Finch Farm Road.

Larry Graft, 3697 Saddlebrook Drive- Mr. Graft expressed his concern on the name of the New Subdivision. Steeplegate is our community and our plans. The name of Steeplegate Village will give a false impression and borrowing our good name.

Alan Miles, Mr. Miles expressed his concern on the amount of traffic on Finch farm Road. He moved here from New Jersey to escape the congestion. The development (Steeplegate Subdivision) has approximately 450 cars in the development traveling in both directions.

Danny Phillips, 7191 Hunter's Club Drive- Mr. Phillips understands the proposal. I urge the Council to table this until NCDOT determines the Finch Farm Road widening issues. Now is not the time to approve this development. We the residents of Steeplegate do not want to lose land in our subdivision.

Mayor Hill closed the Public Hearing at 8:10 pm.

After Council discussion, *a motion was made by Council member Payne to recommend the Steeplegate Village Subdivision as presented. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.*

9. Rezoning of Trinity Side of PIN # 7718046714 (English Farm) From R-40 to RM (Residential Mixed)

Mayor Hill opened this Item and called on Marc Allred, Planning Director for presentation.

Mr. Allred briefed the Council the developer would like to put townhomes on this parcel.

- The parcel was zoned R-40 when the City of Trinity was incorporated.
- The Land Use for the parcel is
 - North- Archdale, part of English farm
 - South- Single family residential homes
 - East- Archdale, part of English farm
 - West- Industrial
- The statement of Consistency with adopted plans is Center City. Residential Mixed is allowed in the Land Use District.

- The purpose for this district is to provide a place for residential uses of all types (single family residences; multifamily dwellings: R-10 or less density development is provided that water and sewer are made available and approved by the appropriate authorities.
- The Infrastructure Board recommends that the sewer lines be private. This is because the sewer line is underneath a private street and any repairs done on the sewer line by the City would require it to repair a private street. Water is on Trinity Road. Sewer is off Braxton Craven Road. Property could be served by gravity.

Planning and Zoning Board recommends rezoning. This zoning is compatible with the Land Development Plan and will add new homes to an area of the City that has not seen any in a while.

Staff recommends rezoning.

Mayor Hill opened the Public Hearing at 8:20 pm.

Hearing no one speaking for or against he closed the Public Hearing at 8:21 pm.

A motion was made by Council member Johnson to approve the rezoning. This rezoning is compatible with the Land Development Plan and development here will help provide new development on this side of the City. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

10. Special Use Permit for PIN # 7718046714 to Allow Townhomes

Mayor Hill opened this Item and called on Marc Allred, Planning Director for presentation.

Mr. Allred asked Realtor, Angela Brown from Price Realty for explanation of the proposed Carrington Place Project.

She discussed the plans for the townhomes. One plan would be 1,400-1,500 square feet with a price range of \$160,000.00

Another plan would be 1,800-2,100 square feet with a price range of \$220,000.00.

Mayor Hill opened the Public Hearing at 8:31 pm.

Hearing no one speaking for or against, Mayor Hill closed the Public Hearing at 8:32 pm.

A motion was made by Council member Lawing to approve the Special Use Permit. This development will not injure the neighboring properties and will help with providing new housing stock on this side of the City. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

V. New Business

11. Contract Renewal for 2018-2019 Annual Fire Inspections

Mayor Hill opened this Item and called on Manager Hinson for briefing.

Manager Hinson discussed the City of Trinity contracts each year with the Guil-Rand Fire Department Fire services that are mandated by the State of North Carolina. The yearly amount is \$10,200.00.

A motion was made by Council member Johnson to approve the Contract for 2018-2019 Annual Fire Contract. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

12. Annual Report and Briefing from Randolph County Animal Control to Include Contractual Charges for Animal Control for 2016-2017 Budget Consideration.

Mayor Hill opened this Item and called on Susan Hayes, Director of Randolph County Animal Control for presentation.

Mrs. Hayes gave a brief review concerning the Animal Control process in Randolph County and how the City fits into this process.

Randolph County will provide animal control services outlined by the Ordinance and the North Carolina General Statutes to Control Animals in North Carolina. The total charges for said service is \$15,864.82 per year.

Mayor Hill responded to Mrs. Hayes this will be considered during the Annual Budget Meeting.

13. Approve LGC Contract and 3-year audit Proposal allowing Gibson and Company to complete Audit for City of Trinity 2018-2020 fiscal years.

Mayor Hill opened this Item and called on Manager Hinson for briefing.

Manager Hinson briefed Council stating the City must provide a Contract to Audit on an annual basis to the Local Government Commission. This is a procedural contract only and is required by the Local Government Commission Annually.

She asked the Council approve a 3- year contract with Gibson and Company to audit the accounts of the City of Trinity. This is a procedural contract only and is required by the Local Government Commission Annually.

A motion was made by Council member Payne to approve the LGC Contract and the 3-year contract to audit. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

14. Approve Triad Water Quality Partnership Interlocal Stormwater Education Agreement

Mayor Hill opened this Item and called on Marc Allred for presentation.

Mr. Allred briefed Council that a Interlocal Agreement that Trinity along with the other government entities Are required to meet State requirements for Stormwater advertisement.

A motion was made by Council member Johnson to approve the Interlocal Stormwater Agreement as presented. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.

15: City recommendation for Finch Farm Road widening (Connect Steeplegate Village to Welborn Traffic signal)

Mayor Hill opened this Item for Council discussion.

Hearing no motion Mayor Hill announced the topic died and moved to the next agenda item.

VI. Code Enforcement Report and Permits Report

Mayor Hill opened this Item and called on Planning Director, Marc Allred for discussion.

Mr. Allred informed Council he has had 4 Code Enforcement cases closed.

Mr. Allred has also issued 3 new home permits.

VII. Business from City Manager and Staff

Mayor Hill opened this Item for discussion.

Manager Hinson discussed the following:

- She informed Council that Marc Allred has received his Stormwater Certificate from North Carolina State University.
- She discussed the postcard to send to City residents for their input on additional deputies for the City of Trinity.
- Manager Hinson also asked Council to be thinking about possible dates for Budget Meetings, please let her know as soon as possible.

VIII. Business from Mayor and Council

None

IX. Adjournment

Mayor Hill called for a motion for adjournment, *a motion was made by Council member Lawing to adjourn the April 9, 2018 meeting at 8:46 pm. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Byerly absent.*